

Jeffrey Palmer
Nikki Reagan
9301 Rayo Ave.
South Gate, CA. 90280

February 24, 2000

Edmundo Lemus
Del Mar Transportation
2440 El Segundo Blvd.
Compton, Ca. 90222

Re: "Real Estate Lease" Dated November 1, 1999

Dear Edmundo,

This is to confirm in writing our conversation today, whereby I verbally exercised our mutual right under the "RENEWAL TERMS" paragraph of our rental agreement to issue a ten day notice of the termination of this rental agreement.

Edmundo, I am very sorry to have to convey this to you. I wish you the best of luck and success in all of your future endeavors.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Palmer', written in a cursive style.

Jeffrey Palmer